

In re:
Rhonda M Stratton
Debtor

Case No. 18-12684-jkf
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Randi
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Dec 11, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 13, 2019.

intp +Marilyn McKinsey, 3219 Wallace Street, Philadelphia, PA 19104-2027

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE.

TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 13, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 11, 2019 at the address(es) listed below:

BRIAN E. CAINE on behalf of Creditor MTGLQ Investors, L.P. bcaine@parkermccay.com, BKcourtnotices@parkermccay.com
BRIAN E. CAINE on behalf of Creditor U.S. Bank Trust National Association as Trustee of the Chalet Series IV Trust bcaine@parkermccay.com, BKcourtnotices@parkermccay.com
FREDERICK L. REIGLE on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglech13.com, ecf_frpa@trustee13.com
JADA S. GREENHOWE on behalf of Creditor PHFA-HEMAP jgreenhowe@phfa.org
JAMES P. MCGARRITY on behalf of Debtor Rhonda M Stratton mcgarritylaw@gmail.com, mcgarritybk@yahoo.com;jamespmcg@ecf.inforuptcy.com;jamespmcg@yahoo.com
JAMES P. MCGARRITY on behalf of Plaintiff Rhonda Stratton mcgarritylaw@gmail.com, mcgarritybk@yahoo.com;jamespmcg@ecf.inforuptcy.com;jamespmcg@yahoo.com
KEVIN G. MCDONALD on behalf of Creditor CitiBank, N.A., as Trustee for CMLTI Asset Trust bkgroup@kmllawgroup.com
KEVIN M. BUTTERY on behalf of Creditor Citibank, N.A. kbuttery@rascrane.com
LEWIS P. HANNAH on behalf of Defendant Marilyn T. McKinsey lhannah969@aol.com, Lphcourtfilings@verizon.net
LEWIS P. HANNAH on behalf of Interested Party Marilyn McKinsey lhannah969@aol.com, Lphcourtfilings@verizon.net
MEGAN N. HARPER on behalf of Creditor City of Philadelphia megan.harper@phila.gov, karena.blaylock@phila.gov
REBECCA ANN SOLARZ on behalf of Creditor MTGLQ INVESTORS, L.P. bkgroup@kmllawgroup.com
REBECCA ANN SOLARZ on behalf of Creditor Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI bkgroup@kmllawgroup.com
ROBERT J. DAVIDOW on behalf of Creditor CitiBank, N.A., as Trustee for CMLTI Asset Trust robert.davidow@phelanhallinan.com
ROBERT J. DAVIDOW on behalf of Creditor Citibank, N.A., As Trustee For Cmlti Asset Trust robert.davidow@phelanhallinan.com
SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov
WILLIAM MILLER*R on behalf of Trustee WILLIAM MILLER*R ecfemail@FredReigleCh13.com, ECF_FRPA@Trustee13.com

TOTAL: 18

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA (Philadelphia)**

In Re:	:
Rhonda M. Stratton	: Chapter 13
	: Case No. 18-12684-JKF
	: :
Debtor,	

U.S. Bank Trust National Association as Trustee of the Chalet Series IV Trust	: :
	: :
Movant,	
v.	: Courtroom # 3
Rhonda M. Stratton	: :
	: :
Debtor,	
And	: :
Scott F. Waterman, Esquire	: 11 U.S.C. §362(d) and §1301
Trustee,	: :
Respondent.	: :

ORDER MODIFYING §362 AUTOMATIC STAY

Upon the Certification of Default by PARKER McCAY P.A., attorneys for U.S. Bank Trust National Association as Trustee of the Chalet Series IV Trust (“Movant”) for default under a prior agreement, and for relief from the automatic stay and co-debtor stay as to certain real property as hereinafter set forth, and for cause shown;

1. The automatic stay of Bankruptcy Code section 362(a) and co-debtor stay of section 1301 are vacated to permit the Movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the Movant’s rights in the following property described below to the extent and in the manner provided by any applicable contract documents and non-bankruptcy law.

3308 Haverford Avenue, Philadelphia, PA 19104

2. **ORDERED** that Rule 4001(a)(3) is not applicable and Movant may

~~immediately enforce and implement this Order granting relief from the automatic stay and
exdebtostayxxxxx~~

3. The Notice and filing requirements of FRBP 3002.1(b & c) are no longer applicable to Movant's claim.

DATED: 12/11/19



Honorable Jean K. FitzSimon
United States Bankruptcy
Eastern District of Pennsylvania

Movant's Attorney:

Brian E. Caine, Esquire
9000 Midlantic Drive, Ste 300
P.O. Box 5054
Mt. Laurel, NJ 08054

JAMES P. MCGARRITY
James P. McGarrity
Suite 405
1500 John F. Kennedy Boulevard
Philadelphia, PA 19102

DEBTOR'S ATTORNEY – SERVED ELECTRONICALLY

Rhonda M Stratton
3308 Haverford Avenue
Philadelphia, PA 19104
DEBTOR – SERVED VIA REGULAR MAIL

Marilyn T. McKinsey
3308 Haverford Avenue
Philadelphia, PA 19104
PARTY IN INTEREST – SERVED VIA REGULAR MAIL

SCOTT F. WATERMAN
Chapter 13 Trustee
2901 St. Lawrence Ave.
Suite 100
Reading, PA 19606
CHAPTER 13 TRUSTEE-SERVED ELECTRONICALLY